

Docket Item # 8
SUBDIVISION #2003-0010

Planning Commission Meeting
February 6, 2007

This subdivision would have been automatically approved if not acted on by November 13, 2003, except that the applicant has waived the right to automatic approval.

ISSUE: Consideration of a request for subdivision.

APPLICANT: KG Development

LOCATION: 2207 Ivor Lane

ZONE: R-8/ Residential Zone

STAFF RECOMMENDATION: Staff recommends **approval** subject to the compliance with all applicable codes and ordinances and the recommended conditions found in Section III of this report

PLANNING COMMISSION ACTION, MARCH 1, 2005: On a motion by Ms. Fossum, seconded by Mr. Dunn, the Planning Commission voted to defer the subdivision request.

Reason: The Commission wanted to provide additional time for the applicant to meet the road requirements, since the next door neighbor indicated that he would provide the required right-of-way.

Speakers:

Duncan Blair, the applicant's attorney, spoke in support of the application and indicated that he did not agree that the applicant had to provide a 50 foot right-of-way as part of the subdivision requirements. He said, however, that his client was working with the neighbor in obtaining some additional right-of-way. He did not agree with staff's recommendation to provide a shared driveway, indicating that the property is on a hill and the shared driveway would be difficult to access. He also indicated that it was difficult to save trees on the property because of the requirements to provide a 30 foot street reservation along the front, thereby pushing the houses farther back onto the lot.

Mr. Steve Curry, the next door neighbor, spoke in support of the request and indicated that he would be willing to provide right-of-way on his property for the required street.

Ms. Perry, the next door neighbor, spoke in support of the application.

PLANNING COMMISSION ACTION, JUNE 1, 2004: On a motion by Ms. Fossum, seconded by Mr. Komoroske, the Planning Commission voted to defer the subdivision request.

Reason: The applicant requested the deferral.

Speakers:

Duncan Blair, the applicant's attorney, spoke in support of the application and suggested methods of addressing the road issue. Mr. Blair stated that it is the City's obligation to provide a street of standard width, but that the applicant is willing to dedicate property for the street and to provide \$15,000 to go toward street improvements. He also stated that the applicant is willing to provide adequate turnaround for emergency vehicles on the subject property. In addition, Mr. Blair stated that the applicant has been working with the adjacent neighbor for additional land area to dedicate to connect the property to a street of adequate width. Finally, Mr. Blair requested deferral of the application to explore the possibility of applying for a variation to allow a substandard street.

Thomas Shimkin, 2205 Ivor Lane, expressed his satisfaction with Ivor Lane in its current condition and configuration. He discussed his concerns with the applicant's reconfiguring suggestions for the street. In addition, he was concerned about how the proposed development would impact his water line that runs across the subject property to Braddock Road.

PLANNING COMMISSION ACTION, MAY 4, 2004: The Planning Commission noted the deferral of the request.

Reason: The applicant requested a deferral.

PLANNING COMMISSION ACTION, APRIL 6, 2004: The Planning Commission noted the deferral of the request.

Reason: The applicant failed to comply with the requirements for legal notice.

SUB #2003-0010
2207 Ivor Lane

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2207 Ivor Lane

Site Graphic
Available in the Planning and Zoning Office

I. DISCUSSION

REQUEST

The applicant, KG Development, LLC, requests approval to subdivide one lot at 2207 Ivor Lane into two lots.

SITE DESCRIPTION

The subject property is one lot of record with approximately 130 feet of frontage on Ivor Lane, 175 feet of depth, and a total lot area of 22,880 square feet. The lot is developed with a single family dwelling. Access to the property is from Ivor Lane, which is approximately 250 feet south of Braddock Road.

SURROUNDING USES

The area surrounding the property is occupied primarily by residential uses. To the west of Ivor Lane is a wooded area that was formerly part of the Seminary Forest Garden Apartments, which was purchased by the City for use as open space. It was designated in the City's Open Space Plan as an opportunity site for public open space, particularly as a potential "Green Connector" to other public open spaces, such as to Fort Ward Park on the north and the Francis Hammond Middle School property on the south.

PROJECT DESCRIPTION

The applicant proposes to subdivide the property into two lots, demolish the existing house and outbuildings on the property, and develop two new single family homes. The applicant's proposed plat includes an area of approximately 3,900 square feet area at the front of the property to be dedicated for right-of-way. Ivor Lane is currently only a 20 foot right-of-way, with only approximately 10 feet of that paved for vehicular access.

HISTORY

The existing lot is part of a subdivision that was created in 1939. Prior to becoming a public street, Ivor Lane was a private outlet road that served the subject and adjacent properties. In 1960 the outlet road was dedicated to the City. At that time, the City considered a concept by which it would use Ivor Lane to connect North Pickett Street to Seminary Road. When the Seminary Forest apartments were constructed, Ivor Lane was widened, but only for the first approximately 200 feet of the street, most likely in anticipation of a future plan to proceed with the street connection. The street connection plan was never implemented, Ivor Lane was never improved, and the City has no plan to build or improve a road here.

The proposed subdivision request was deferred by the applicant at the April 6, 2004, May 4, 2004, and the June 1, 2004 Planning Commission meetings. At the March 1, 2005 Planning Commission meeting, the Planning Commission deferred the request so the applicant could resolve outstanding right-of-way and other issues. The outstanding issues were:

- 1) Provide an adequate turnaround area for emergency vehicles on the proposed lots.
- 2) Provide a 50 foot wide right-of-way, contiguous and appropriately aligned with the existing right-of-way of Ivor Lane, to include a 22 to 30 foot paved area.
- 3) The houses on the proposed lots will need to be located in a manner that will minimize grading and retain the existing mature trees on the site.
- 4) The proposed homes need to provide a shared driveway.
- 5) The homes need to be designed in a high quality manner that will be consistent with other high quality homes in the neighborhood.

RESIDENTIAL ZONING REQUIREMENTS

The subject property is located in the R-8/Single-family zone. The proposed subdivision complies with the lot requirements of the R-8 zone in the following way:

	<u>R-8 Reqs</u>	<u>Proposed Lot 501</u>	<u>Proposed Lot 502</u>
Lot Size:	8,000 sf	9,499 sf	9,475 sf
Lot Width:	65 ft	65.10 ft	65.10 ft
Lot Frontage:	40 ft	65.10 ft	65.10 ft

The applicant submitted a footprint of the proposed houses, but has indicated that the drawings are only to illustrate that a dwelling could comply with the yard requirements of the zone and are not considered the final design.

SUBDIVISION STANDARDS

Section 11-1710(B) of the Zoning Ordinance requires a subdivision to meet the following standard:

No lot shall be resubdivided in such a manner as to detract from the value of adjacent property. Lots covered by a resubdivision shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land within the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision. In determining whether a proposed lot is of substantially the same character for purposes of

complying with this provision, the Commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by (1) subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and (2) land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.

Section 11-1710 (G) of the Zoning Ordinance requires that all new subdivision lots be located on public streets that conform to Section 5-2-4 of the City Code. Section 5-2-4 of the City Code describes the City's street requirements for a number of development scenarios including subdivisions. As applicable to the subject property, the Code requires a minimum street width of 50 feet. Currently, the right-of-way in front of the property is 20 feet. The applicant is proposing to dedicate and improve the front 30 feet of the proposed lots for right-of-way and obtain additional right-of-way from the adjoining property to the north, which would create a contiguous 50 foot right-of-way in front of the properties, fulfilling the subdivision requirement.

MASTER PLAN

The proposed subdivision is located in the Seminary Hill/Strawberry Hill Small Area Plan and is designated for residential use.

II. STAFF ANALYSIS

Staff has no objection to the proposed subdivision request. Subsequent to the March 1, 2005 Planning Commission deferral of this request, the applicant has addressed the concerns raised by staff. The applicant has agreed to provide an adequate turnaround area for emergency vehicles by using the shared driveway that will be utilized by the proposed lots. As proposed by the applicant, staff finds that the width of the shared driveway will provide adequate turnaround space for emergency vehicles to access both properties.

The applicant has also agreed to provide the necessary 50 foot right-of-way along the frontage of the property and to provide off-site improvements as well as fund the design and construction of the street and associated utilities in connection with the subdivision. The right-of-way improvements will be contiguous and appropriately aligned with the existing right-of-way of Ivor Lane, to include a 30 foot paved area.

Staff has included a condition requiring the applicant to submit a plan indicating the Tree Preservation Zones and Tree Protection Plan with the submittal of the Plot Plan, to the satisfaction of the Director of Planning and Zoning. The plan will provide clarification to which trees will be impacted and how the applicant will minimize impacts to the other existing trees. In addition, the applicant proposes to have shared access to both lots in response to previous comments by staff.

STAFF RECOMMENDATIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The final subdivision plat shall comply with the requirements of Section 11-1700 of the Zoning Ordinance. (P&Z) (T&ES)
2. Locations of all easements and reservations shall be depicted on the final subdivision plan. (P&Z)
3. The final plat shall include the Surveyors Certification and plat title to indicate subdivision of the existing lot. (P&Z)
4. The 36", 32", and 26" trees along the east property line shall be preserved. Any grading and excavation shall minimize impacts to these trees. The use of retaining walls or other devices are permitted to ensure each tree's survival. (RP&CA)
5. A landscape plan prepared by a Landscape Architect shall be submitted for approval by RP&CA with the submittal of the Plot Plan. The plan shall show landscaping to replace all existing crown coverage lost from the development of this site. (RP&CA)
6. All underground utilities and services should be located in such a way as to avoid passing through designated tree preservation areas(RP&CA)
7. Tree protection zones and a tree preservation plan prepared by a certified arborist shall be submitted for approval by the City Arborist and the Department of Planning and Zoning with the submittal of a Plot Plan. The tree preservation plan shall specify the location, construction and installation of the all tree protection fencing, and tree preservation measures to be implemented before, during and after the completion of construction. These measures should include but not be limited to root pruning, removal of deadwood and limbs that may interfere with the proposed construction, insect pest and disease control, fertilization and irrigation. Tree protection must be installed by the applicant for approval of the City Arborist before any construction may proceed. (RP&CA)
8. All archaeological work will be carried out in accordance with the City of

Alexandria Archaeological Standards and is subject to the approval of the City Archaeologist. (Archaeology)

9. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)
10. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for any construction trailers as soon as they are placed on-site. (Police)
11. The house numbers should be clearly displayed on the front of the house. (Police)
12. A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. (T&ES)
13. The area of off-site dedication for public street purposes must be able to accommodate a public street with a minimum 22 foot travel way in order to accommodate two way traffic and emergency vehicle access. (T&ES)
14. The developer shall build the section of the roadway along the frontage of the property to allow for future development and to provide access to the existing homes. Provide a roadway plan and profile to include all geometry with the site plan submission. The applicant must provide a roadway design and an emergency vehicle turnaround to meet City standards. (T&ES)
15. The construction of the Emergency Vehicle Easement should comply with City Standards for Emergency Vehicle lanes, as described in TES Design and Construction Standards page 23-1, Standard CSAP-1A. (T&ES)
16. Refuse/recycling service is to be provided by the City. Street design shall accommodate solid waste collection including turnaround.(T&ES)
17. For any proposed construction activity the applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the city's zoning ordinance for storm water quality control. (T&ES)
18. The site is located in a marine clay area as delineated on the City map of marine clay areas. A geotechnical report with recommendations from a geotech professional for proposed cut slopes and embankments will be required prior to construction activity.(T&ES)

19. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
20. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
21. The project is in the Four Mile Run watershed, Zone A. Provide pre and post 2, 10 and 100 year storm water computations. The developer is to comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. (T&ES)
22. The proposed lots shall share a common driveway. (P&Z)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;
James Hunt, Urban Planner

Staff Note: This plat will expire 18 months from the date of approval, unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit.
- R-2 The area of off-site dedication for public street purposes must be able to accommodate a public street with a minimum 22 foot travel way in order to accommodate two way traffic and emergency vehicle access.
- R-3 The developer shall build the section of the roadway along the frontage of the property to allow for future development and to provide access to the existing homes. Provide a roadway plan and profile to include all geometry with the site plan submission. The applicant must provide a roadway design and an emergency vehicle turnaround to meet City standards.
- R-4 The construction of the Emergency Vehicle Easement should comply with City Standards for Emergency Vehicle lanes, as described in TES Design and Construction Standards page 23-1, Standard CSAP-1A.
- R-5 Refuse/recycling service is to be provided by the City. Street design shall accommodate solid waste collection including turnaround.
- R-6 The project is in the Four Mile Run watershed, Zone A. Provide pre and post 2, 10 and 100 year storm water computations. The developer is to comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance.
- R-7 For any proposed construction activity the applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- R-8 Final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance.
- R-9 The site is located in a marine clay area as delineated on the City map of marine clay areas. A geotechnical report with recommendations from a geotech

professional for proposed cut slopes and embankments will be required prior to construction activity.

- R-10 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.
- R-11 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet.

The following information is provided as future requirements for preparation of a plot plan for redevelopment of the proposed lots.

- F-1 The applicant shall show how the proposed houses will be served by the existing sanitary sewer. Connection to the 10" lateral shall meet City standard design criteria and be to the satisfaction of the Director of T&ES. If this connection can not be made, the applicant must design and construct an extension of the public sanitary sewer south on Ivor Lane to serve the proposed lots. The design shall meet city standard design criteria and be to the satisfaction of the Director of T&ES.
- F-2 The subject lot is not currently served by standard design public street as prescribed in Section 5-2-4 of the City Code.
- F-3 Provide curve data for the off site dedication area.
- F-4 Provide radii information.
- F-5 Provide a typical section of the proposed roadway.
- F-6 If construction of the residential units result in land disturbing activity in excess of 2500 square feet. The applicant is required to comply with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control.
- F-7 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services.

- C-1 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-2 Pay sanitary sewer tap fee prior to issuance of a building permit.(Sec. 5-6-25)
- C-3 Any work within the right-of-way requires a separate permit from T&ES.(Sec. 5-3-61)

Code Enforcement:

- F-1 Due to the increase in density to the proposed area, road improvements are necessary to meet the increased need for Fire and Emergency Medical Services. Roadway improvements consist of the following:
 - Roadway width of a minimum 22 feet. - The revision shows a 22 foot right of way for the parcels affected and includes the entire roadway connecting up to the parcel. However, it is not clear if the applicant has authority or approval to improve the shown off site dedicated right of way. If approval and dedication for the off site roadway improvements has not been obtained, the proposed plan is unacceptable for fire access.
 - H-20 loading on improved roadway.
 - Apparatus turnaround where Emergency Vehicle Easement is a dead end longer than 100 feet in length. The hammerhead turn around pockets shall be 60 foot depth minimum, measured from centerline of roadway. The revised design meets the above criteria however, an emergency vehicle easement is required on private property in areas affected by this turnaround requirement.
- F-2 Additional hydrants are required within 100 feet of the proposed structures. First Hydrant shall be located at Intersection of N. Pickett St & Ivor Lane on Southwest Side of intersection.
- F-3 Roadway grades shall not exceed 10% grade. Transition grades shall not exceed 6%.
- F-4 A residential sprinkler system is recommended.
- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the

surrounding community and sewers.

- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for any construction trailers as soon as they are placed on-site.
- R-2 The house numbers should be clearly displayed on the front of the house.

Archaeology:

- F-1 This property is situated just outside the line of defenses constructed by the Union Army to the south of Fort Ward to defend the Capital during the Civil War. Although there are no known Civil War sites or encampments in the development area, Union soldiers sometimes set up camps outside the line of defense. It is therefore possible that some evidence of military

activity could be discovered when development occurs on this property.

- C-1 To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete an Archaeological Evaluation. Contact Alexandria Archaeology to obtain a scope of work for this investigation. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, under grounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
- C-3 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-4 The General Notes of the Preliminary and Final Site Plans must include the statements in C-2 and C-3 above so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- C-6 If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- C-7 If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.
- R-1 All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards* and is subject to the approval of the City

Archaeologist.

- R-2 The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Recreation, Parks, and Cultural Activities

- R-1 The 36", 32", and 26" trees along the east property line shall be preserved. Any grading and excavation shall minimize impacts to these trees. The use of retaining walls or other devices are permitted to ensure each tree's survival.
- R-2 A landscape plan prepared by a Landscape Architect shall be submitted for approval by RP&CA with the submittal of the Plot Plan. The plan shall show landscaping to replace all existing crown coverage lost from the development of this site.
- R-3 All underground utilities and services should be located in such a way as to avoid passing through designated tree preservation areas.
- R-4. Tree protection zones and a tree preservation plan prepared by a certified arborist shall be submitted for approval by the City Arborist and the Department of Planning and Zoning with the submittal of a Plot Plan. The tree preservation plan shall specify the location, construction and installation of the all tree protection fencing, and tree preservation measures to be implemented before, during and after the completion of construction. These measures should include but not be limited to root pruning, removal of deadwood and limbs that may interfere with the proposed construction, insect pest and disease control, fertilization and irrigation. Tree protection must be installed by the applicant for approval of the City Arborist before any construction may proceed.
- F-1 No specimen trees are to be found on this site.